

ORDINANCE NO. 97-19

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED; AMENDING THE FUTURE LAND USE ATLAS SERIES OF THE LAND USE ELEMENT; ADOPTING A SMALL SCALE DEVELOPMENT AMENDMENT; MODIFYING FUTURE LAND USE ATLAS PAGE 55 BY CHANGING A 5.0 ACRE PARCEL OF LAND GENERALLY LOCATED ON THE SOUTH SIDE OF OKEECHOBEE BOULEVARD, APPROXIMATELY 767 FEET WEST OF FOLSOM ROAD, FROM RURAL RESIDENTIAL 10 TO COMMERCIAL LOW, WITH AN UNDERLYING LAND USE OF RURAL RESIDENTIAL 10; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 31, 1989, the Palm Beach County Board of County Commissioners adopted the 1989 Comprehensive Plan by Ordinance No. 89-17; and

WHEREAS, the Palm Beach County Board of County Commissioners amends the 1989 Comprehensive Plan as provided by Chapter 163, Part II, Florida Statutes; and

WHEREAS, Section 163.3187(1)(c), Florida Statutes, provides comprehensive plan amendments directly related to small scale development activity may be made by local governments without regard to statutory limits regarding the timing and frequency of plan amendments; and

WHEREAS, Section 163.3187(1)(c)4, Florida Statutes, provides that small scale development amendments require only one public hearing before the governing board which shall be an adoption public hearing; and

WHEREAS, a property owner has initiated an amendment to the Future Land Use Atlas of the 1989 Comprehensive Plan; and

WHEREAS, the proposed amendment meets the criteria of a small scale development amendment per Section 163.3187(1)(c), Florida Statutes; and



1 General Location: On the south side of Okeechobee  
2 Boulevard, approximately 767 feet west  
3 of Folsom Road.

4 Size: 5.0 acres

5 B. The amendment is subject to the following conditions:

6 1. That the total floor area, as defined in the Palm  
7 Beach County Unified Land Development Code, be  
8 limited to 27,000 square feet.

9 2. That the following uses, as defined in the Palm  
10 Beach County Unified Land Development Code be  
11 prohibited on the parcel:

- 12 a. Auto Service Stations;
- 13 b. Laundry Service;
- 14 c. Cocktail Lounge;
- 15 d. Fast Food Restaurants;
- 16 e. Self Storage Facility;
- 17 f. Vehicle Inspection Center;
- 18 g. Vehicle Sales;
- 19 h. Entertainment, Indoor/ Outdoor;
- 20 i. Fitness Center;
- 21 j. Commercial Communication Tower;

22 Any request for a change in the permitted uses  
23 shall require an amendment to the Palm Beach  
24 County Comprehensive Plan.

25 C. A legal description for the parcel depicting the  
26 amendment is attached to this ordinance as Exhibit 1.

27 D. A map depicting the amendment is attached to this  
28 ordinance as Exhibit 2.

LEGAL DESCRIPTION:

THE EAST 386.2 FEET OF THE WEST 1158.6 FEET OF LOT 33, BLOCK F, LOXAHATCHEE GROVES, AS RECORDED IN PLAT BOOK 12, PAGE 29, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS.



2 Cell

# FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM

## CODRS CODING FORM

Instructions: Florida's Department of State, Bureau of Administrative Code has developed the County Ordinance Data Retrieval System (CODRS) to facilitate the tracking of County ordinances in Florida's 67 Counties. CODRS' data base is composed of over 25,000 county ordinances enacted since 1974.

We request your cooperation in completing this coding form. It is to be completed whenever your county enacts a new ordinance. Simply complete this form and include it with other pertinent ordinance information that is submitted to the Bureau of Administrative Code.

To code this form properly, please refer to the "keyfields" description sheet that has been given to your County Attorney's Office. If you do not have this sheet please contact the Bureau. We will be happy to fax one to you for referencing purposes. Please fill out this form as completely as is possible.

Thank you for your assistance. Should you need further assistance please contact the Bureau of Administrative Code, Department of State at (904)-488-8427 or Suncom 278-8427.

COUNTY: (Palm Beach)	COUNTY ORDINANCE # (97-19)
(e.g. 82-001)	
PRIMARY KEYFIELD	
DESCRIPTOR: (Comprehensive Planning)	
SECONDARY KEYFIELD	
DESCRIPTOR: (Land Use Planning)	
OTHER KEYFIELD	
DESCRIPTOR: ( )	
ORDINANCE DESCRIPTION: (Land use MAP Amendment)	
(25 characters maximum including spaces)	
ORDINANCES AMENDED: (List below the ordinances that are amended by this legislation. If more than two, list the most recent two.)	
AMENDMENT # 1: (89-17)	AMENDMENT # 2: ( )
ORDINANCES REPEALED: (List below the ordinances that are repealed by this legislation.)	
REPEAL # 1: ( )	REPEAL # 3: ( )
REPEAL # 2: ( )	REPEAL # 4: ( )
(Others repealed: list all that apply):	

(FOR OFFICE USE ONLY):	COUNTY CODE NUMBER: ( )
KEYFIELD 1 CODE: ( )	KEYFIELD 2 CODE: ( )
KEYFIELD 3 CODE: ( )	Rev. 1/23/88